



KIRKCALDY TOWN CENTRE

NAIRN STREET

FORBO FLOORING SYSTEMS

FACTORY ROAD

# Nairn Street

Kirkcaldy, Fife KY1 2PB

# For Sale

Development Site

Size: 3.40 ha (8.40 acres) or thereby



● Kirkcaldy  
● Edinburgh

## LOCATION

Kirkcaldy is one of the main towns in Fife with a resident population of 47,000 people and 130,000 within a 20 minute drive. Fife's major employers are in the financial and business sectors with much of the population commuting to Edinburgh and Dundee. Kirkcaldy is easily accessed off Junction 2a of the M90 providing excellent road access to Edinburgh (27 miles), Dundee (30 miles) and Glasgow (60 miles). In addition to this there are excellent public transport links.

## DESCRIPTION

The subjects comprise a roughly L shaped site located on Nairn Street, approximately 0.5 miles North of Kirkcaldy town centre. Nairn Street is one of the towns main arterial routes providing easy access to the A92 and the rest of Kirkcaldy. The surrounding area is a mixture of residential and commercial.

## SITE AREA

The total site area extends to 3.4Ha (8.4 acres). The site can be disposed in whole or sub divided to create individual sites.

## PLANNING

The site could accommodate a wide range of potential business related uses subject to securing appropriate planning approvals.

## THE OPPORTUNITY

The site is available for immediate development and is suitable for a number of uses such as residential, industrial and leisure, subject to planning. It should be noted that sites will only be sold with an obligation to undertake immediate development of the site.

## PRICING

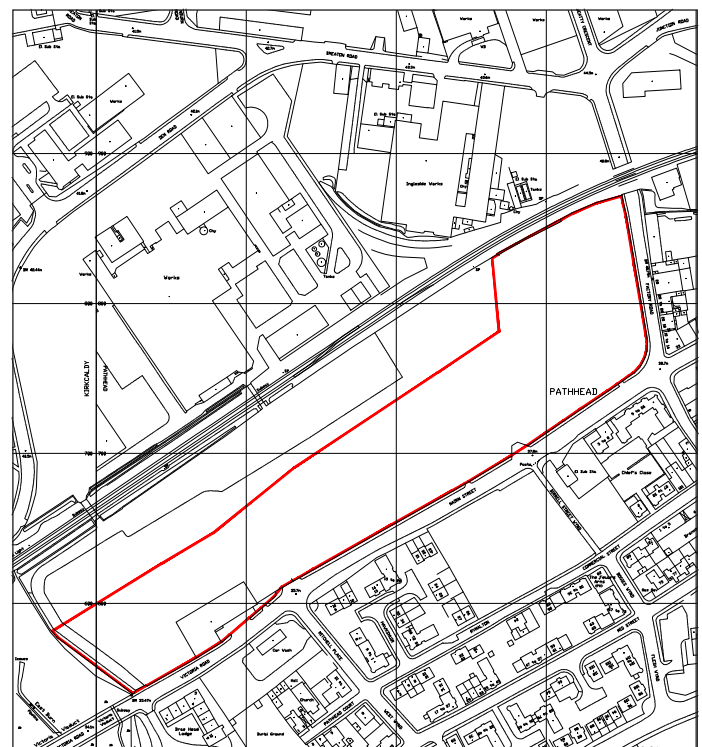
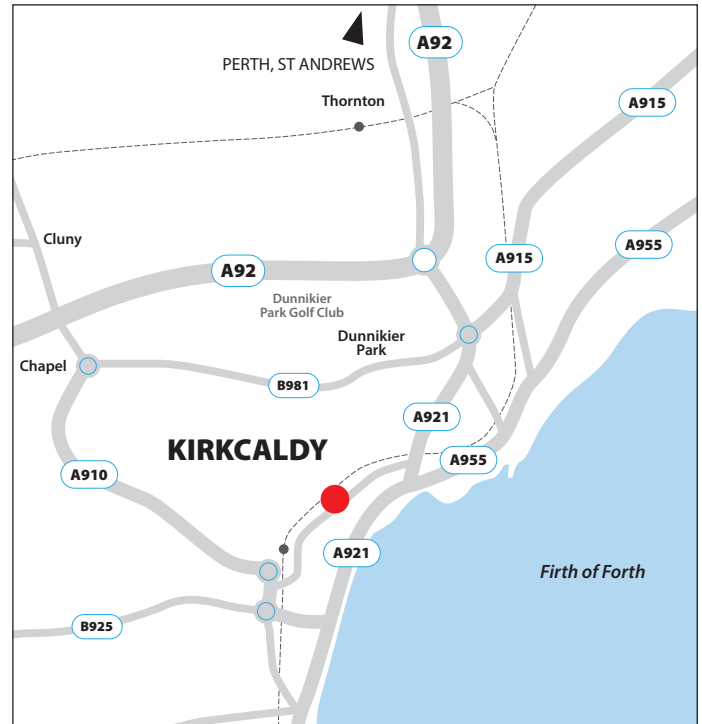
Further information on pricing should be made via the sole selling agents.

## FURTHER INFORMATION

Please contact Ryden, Tel: 0131 225 6612

Contact: David Fraser  
Email: david.fraser@ryden.co.uk

Contact: Cameron Whyte  
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